

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 24 AUGUST 2016

(To be read in conjunction with the Agenda for the Meeting)

**Present**

Cllr Peter Isherwood (Chairman)	Cllr Nicholas Holder
Cllr Maurice Byham (Vice Chairman)	Cllr David Hunter
Cllr Brian Adams	Cllr Anna James
Cllr Mike Band	Cllr Jeanette Stennett
Cllr Carole Cockburn	Cllr Stewart Stennett
Cllr Kevin Deanus	Cllr Chris Storey
Cllr David Else	Cllr Nick Williams
Cllr Mary Forszewski	Cllr John Williamson
Cllr John Gray	Cllr Patricia Ellis
Cllr Christiaan Hesse	
Cllr Stephen Hill	

**Apologies**

Cllr Brian Ellis, Cllr Pat Frost and Cllr Andy MacLeod

36. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 15<sup>th</sup> August would be received at the next meeting for confirmation.

37. APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES (Agenda item 2.)

There were apologies from Councillors Brian Ellis and Patricia Frost. Councillor Patricia Ellis was in attendance as a substitute. Cllr Nicholas Holder arrived late so did not take part in the decision making.

38. DECLARATIONS OF INTERESTS (Agenda item 3.)

Councillor Mary Forszewski declared a non-pecuniary interest as the Chairman of Cranleigh Parish Council and former Chairman of the Cranleigh Parrish Council Planning Committee.

39. APPLICATION FOR PLANNING PERMISSION - WA/2016/0417 - LAND AT 106 AND THE CHANTRY'S BUNGALOW AND LAND TO SOUTHWEST OF HORSHAM ROAD, HORSHAM ROAD, CRANLEIGH (Agenda item 5.)

Proposed development

Erection of 149 dwellings with access from the Horsham Road (details pursuant to outline approval granted under WA/2014/1754) This application affects footpath 378 (as amplified and amended by Addendum to Design and Access Statement; Refuse Vehicle Swept Path analysis plans; amended plans received 4/7/16; 12/07/16; 9/8/16; National Space Standards comparison table rec'd 4/7/16; Revised Parking

schedule 13202/SCH003 Rev F; Surface and Foul Water Drainage Statement 161380 – 001A; Drainage Strategy Report 161380-003B; Arboricultural Impact Assessment and Method Statement and plan CREST20232-03C rec'd 9/8/16)

With reference to the report circulated with the agenda, Officers presented a summary of the proposed development, including site plans and an indicative layout and street scene, and the determining issues. The Committee noted from the update sheet that there was one additional objection but this did not raise any new points for the members to consider and there were two amendments to conditions 1 and 13.

#### Public speaking

In accordance with the Council's arrangements for public participation at meetings, the following made representations in respect of the application, which were duly considered:

Andrew Griffiths – Objector  
Cllr R Bryant – Cranleigh Parish Council  
Chris Lees and Lindsey Ions - Applicant/Agent

#### Decision

The Committee considered the application and concern was raised over the car parking arrangements and it was felt that they were both inadequate and could be placed inside the site which would improve the street scene. There was also concern about the housing mix and it was suggested that there could be more 1 bedroom dwellings. Officers advised that the dwelling sizes were below minimal standards but was still acceptable however members felt that this should be addressed. Members asked about flooding issues and drainage because it was clay soil and amount of affordable housing.

Officers advised that the principle of development for 149 dwellings together with the associated access works to Horsham Road had been established and approved by the outline permission WA/2014/1754. In relation to the impact on visual and residential amenities, officers consider that the appearance, layout, scale and landscaping would not cause material harm upon neighbouring residential occupiers and would provide a level of amenity and play space in accordance with Local Plan requirements and would result in a form of development which would be visually acceptable in terms of the local character of the area. However, concerns were noted but members in relation to the car parking arrangements.

Officers advised the committee that the conditions imposed upon the outline permission remained in force and would be required to be discharged prior to any commencement of development, in addition to any pre-commencement conditions imposed via this application. However, the detailed information submitted at this stage in relation to Conditions 10, in part where it relates to surface water drainage and 12 of WA/2014/1754 indicated that those Conditions would be discharged alongside the current application.

Members noted officers advice but remained concerned and agreed on a vote of 16 for and 3 against to defer the application.

RESOLVED to DEFER the application for more information about the parking arrangements and if this could be amended, the design of the flats (increasing the size and amenity space), the housing mix (increasing the number of 1 bedroom dwellings) and looking at the position of the affordable housing.

**The meeting commenced at 7pm and concluded at 8.54pm**

**Chairman**